

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

In Re: Case No.: 23-19344-RG
Eric Paul Klein, Chapter: 7
Debtor. Adv. Pro. No.:
Judge: Rosemary Gambardella

NOTICE OF PROPOSED PRIVATE SALE

Jeffrey T. Testa, Esq., _____ Chapter 7 Trustee _____ in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 50 Walnut St. POB 1352 Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Rosemary Gambardella on May 27, 2025 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3E, 50 Walnut Street, 3rd Fl., Newark, NJ 07102. (Hearing date must be at least 28 days from the date of this notice.) If no objection to the sale is filed, the clerk will enter a *Certificate of No Objection*, and the sale will be held as proposed.

Description of property to be sold:	The Debtor's 50% interest in certain real property located at 48 Woodlawn Drive, Morristown, NJ. The Debtor's interest in the property is being sold subject to all existing mortgages on the property and all municipal assessments, including real estate taxes.
-------------------------------------	--

Proposed Purchaser:	Andrea Klein, the Debtor's non-debtor spouse.
Sale Price:	\$114,237.00, less a credit for the buyer's domestic support claim pursuant to 11 U.S.C. § 507(a)(1)(A) in the amount of \$19,062.22, for a net to the estate of \$95,174.78.

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:	
Amount to be paid:	
Services rendered.	

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth aboge.

Objections must be served on, and requests for additional information directed to:

NAME: /s/ SCOTT S. REVER, ESQ

ADDRESS: 110 Allen Road, Suite 304, Basking Ridge, NJ 07920

TELEPHONE: 973-387-7801

In re:
Eric Paul Klein
Debtor

Case No. 23-19344-RG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Apr 22, 2025

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 33

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 24, 2025:

Recip ID	Recipient Name and Address
db	+ Eric Paul Klein, 1512 N. Montezuma Heights Rd, Camp Verde, AZ 86322-7498
aty	+ Genova Burns LLC, Genova Burns LLC, 110 Allen Road, Suite 304, Basking Ridge, NJ 07920-4500
acc	++ BEDERSON LLP, 347 MT PLEASANT AVENUE SUITE 200, WEST ORANGE NJ 07052-2749 address filed with court:, Bederson LLP, 100 Passaic Avenue, Suite 310, Fairfield, NJ 07004
520059595	+ Andrea Klein, 48 Woodlawn Drive, Morristown, NJ 07960-3774
520059598	Damiano M. Fracasso, Esq., 119 HIGH ST - 1ST FLOOR, PO BOX 528, Hackettstown, NJ 07840-0528
520059601	+ Kia Motors Finance, Attn: Bankruptcy, Po Box 20825, Fountain Valley, CA 92728-0825
520059603	+ Michelle Levin, Esq., Family Focused Legal Solutions, 360 Mt. Kemble Ave., Suite 3001, Morristown, NJ 07960-6662

TOTAL: 7

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Apr 22 2025 21:40:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Apr 22 2025 21:40:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: LC-Bankruptcy-RF@loancare.net	Apr 22 2025 21:40:00	Lakeview Loan Servicing, LLC, 3637 Sentara Way, Virginia Beach, VA 23452-4262
cr	+ Email/Text: ToyotaBKNotices@nationalbankruptcy.com	Apr 22 2025 21:39:00	Toyota Motor Credit Corporation, Toyota Motor Credit Corporation, 14841 Dallas Parkway, Ste 350, Dallas, TX 75254-7685
520059592	Email/PDF: bncnotices@becket-lee.com	Apr 22 2025 22:00:34	American Express, PO Box 981535, El Paso, TX 79998-1535
520059593	Email/PDF: bncnotices@becket-lee.com	Apr 22 2025 22:00:49	American Express, PO Box 1270, Newark, NJ 07101-1270
520206300	Email/PDF: bncnotices@becket-lee.com	Apr 22 2025 21:49:28	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
520059594	+ Email/PDF: bncnotices@becket-lee.com	Apr 22 2025 22:00:35	Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540
520186097	+ Email/Text: attorneys@msklaw.net	Apr 22 2025 21:39:00	Andrea Klein, c/o Mellinger Kartzman LLC, Judah Loewenstein, 101 Gibraltar Drive, Suite 2F, Morris Plains, NJ 07950-1287
520059596	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 22 2025 22:00:48	Citi Card/Best Buy, Attn: Citicorp Cr Srvs Centralized Bankr, Po Box 790040, St Louis, MO 63179-0040
520059597	+ Email/Text: ebnnotifications@creditacceptance.com	Apr 22 2025 21:39:00	Credit Acceptance, Attn: Bankruptcy, 25505 West 12 Mile Road Ste 3000, Southfield, MI 48034-8331

District/off: 0312-2

User: admin

Page 2 of 3

Date Rcvd: Apr 22, 2025

Form ID: pdf905

Total Noticed: 33

520059599	Email/Text: sbse.cio.bnc.mail@irs.gov	Apr 22 2025 21:40:00	Internal Revenue Service, 955 S. Springfield Ave., Springfield, NJ 07081
520215779	Email/Text: JCAP_BNC_Notices@jcap.com	Apr 22 2025 21:40:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud MN 56302-9617
520059602	+ Email/Text: LC-Bankruptcy-RF@loancare.net	Apr 22 2025 21:40:00	LoanCare LLC, Attn: Bankruptcy/Consumer Solution Dept, P.O. Box 8068, Virginia Beach, VA 23450-8068
520059605	Email/Text: Bankruptcy.Notices@pnc.com	Apr 22 2025 21:39:00	PNC Bank, 2730 Liberty Ave, Pittsburgh, PA 15222
520059607	Email/Text: Bankruptcy.Notices@pnc.com	Apr 22 2025 21:39:00	PNC Bank, 500 First Ave., Pittsburgh, PA 15219
520059606	Email/Text: Bankruptcy.Notices@pnc.com	Apr 22 2025 21:39:00	PNC Bank, PO Box 747066, Pittsburgh, PA 15274
520229565	Email/Text: Bankruptcy.Notices@pnc.com	Apr 22 2025 21:39:00	PNC Bank NA, Bankruptcy Department, PO BOX 94982, Cleveland, OH 44101
520059609	Email/Text: Bankruptcy.Notices@pnc.com	Apr 22 2025 21:39:00	PNC Financial, Attn: Bankruptcy, 300 Fifth Avenue, Pittsburgh, PA 15222
520059610	Email/Text: Bankruptcy.Notices@pnc.com	Apr 22 2025 21:39:00	Pnc Mortgage, Attn: Bankruptcy, 8177 Washington Church Rd., Dayton, OH 45458
520059608	+ Email/Text: creditcardbkcorrespondence@bofa.com	Apr 22 2025 21:39:00	PNC Bank, Bank Card Services, P.O. Box 15137, Wilmington, DE 19886-5137
520059604	+ Email/Text: recovery@paypal.com	Apr 22 2025 21:39:00	Pay Pal, 2211 N/ 1st Street, San Jose, CA 95131-2021
520059611	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Apr 22 2025 21:39:00	State of New Jersey, Division of Taxation, 50 Barrack Street, PO Box 269, Trenton, NJ 08695
520059612	+ Email/PDF: ais.sync.ebn@aisinfo.com	Apr 22 2025 21:49:17	Syncb/Venmo, Attn: Bankruptcy, P.O. Box 965064, Orlando, FL 32896-5064
520059613	^ MEBN	Apr 22 2025 21:38:09	Toyota Motor Credit Corp/Mazda Financial, Attn: Bankruptcy, 6565 Headquarters Dr, Plano, TX 75024-5965
520200212	+ Email/PDF: ebn_ais@aisinfo.com	Apr 22 2025 22:00:37	Verizon, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901

TOTAL: 26

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Andrea Klein, 48 Woodlawn Drive, Morristown, NJ 07960-3774
520059600	*	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346

TOTAL: 0 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

District/off: 0312-2

User: admin

Page 3 of 3

Date Rcvd: Apr 22, 2025

Form ID: pdf905

Total Noticed: 33

Date: Apr 24, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 22, 2025 at the address(es) listed below:

Name	Email Address
Gavin Stewart	on behalf of Creditor Toyota Motor Credit Corporation bk@stewartlegalgroup.com
Jeffrey Thomas Testa	on behalf of Trustee Jeffrey Thomas Testa jtesta@mccarter.com J118@ecfbis.com,lrestivo@mccarter.com,agreen@mccarter.com
Jeffrey Thomas Testa	jtesta@mccarter.com J118@ecfbis.com,lrestivo@mccarter.com,agreen@mccarter.com
Judah B Loewenstein	on behalf of Creditor Andrea Klein jloewenstein@msklaw.net sjayson@msklaw.net;pmasiello@msklaw.net;donnaz@msklaw.net
Matthew K. Fissel	on behalf of Creditor Lakeview Loan Servicing LLC wbecf@brockandscott.com, matthew.fissel@brockandscott.com
Scott D. Sherman	on behalf of Debtor Eric Paul Klein ssherman@minionsherman.com
Scott S. Rever	on behalf of Trustee Jeffrey Thomas Testa srever@genovaburns.com srever@ecf.inforuptcy.com;dmendez@genovaburns.com;dmendez@ecf.inforuptcy.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8